

Land West of Imberhorne Lane.

Statement of
Community
Involvement.
December 2025

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Executive Summary

- > Vistry Homes ('the Applicant') is bringing forward a Reserved Matters Application for 550 dwellings at Land West of Imberhorne Lane, East Grinstead, following the grant of Hybrid Planning Permission (DM/23/2699) by Mid Sussex District Council.
- > The Outline Planning Permission includes up to 550 dwellings (Use Class C3), a care village of up to 150 dwellings (Use Class C2), land for a 2-form entry primary school (including early years and special needs provision), a mixed-use neighbourhood centre, allotments, landscaping, and sustainable urban drainage.
- > Full planning permission has been granted for playing fields, a new sports pavilion, a running track for Imberhorne Secondary School, a Suitable Alternative Natural Greenspace (SANG) with associated car park, access from Imberhorne Lane, and associated landscaping and infrastructure.
- > The Applicant has undertaken a programme of community engagement and consultation in line with Mid Sussex District Council's Statement of Community Involvement (SCI) and the principles of the Localism Act 2011. This document sets out the consultation process and how feedback has informed the proposals.
 - In support of the proposed scheme, engagement, including phone calls, meetings and presentations, was held with a range of stakeholders. These included:
 - o Presentation to East Grinstead Town Council
 - o Meeting with WSCC Education Dept
 - o Online public exhibition
 - o In-person public exhibition
 - The Applicant devised an extensive programme of public consultation involving a range of engagement techniques. Invites to in online and in-person consultations were sent to 2731 households and businesses via a letter sent out on July 16th, 2025, for the online consultation, and 5th September 2025 for the in person consultation. Recipients were provided with a range of options for accessing consultation materials, including:
 - o A dedicated project website www.vistryeastgrinstead.co.uk on which all the exhibition materials could be accessed, and an online feedback form.
 - o A free post address to write to request copies of printed exhibition materials and printed feedback forms.

- o A consultation phone line to make direct contact with the project team.
- o A dedicated project email address info@vistryeastgrinstead.co.uk

Background:



Site masterplan.

The site lies to the west of Imberhorne Lane in East Grinstead, within the East Grinstead Imberhorne Ward of Mid Sussex District Council, represented by Councillor Rex Whittaker and Councillor Lee Farren. The Hybrid Planning Permission includes both outline and detailed elements as outlined above.

Purpose of consultation

The Applicant recognises the potential impact that development has on local communities and believes that local people should be involved in helping shape the environment in which they live.

The importance of pre-application engagement is recognised in the Government's National Planning Policy Framework (NPPF) (2025), which states that:

"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community" (Section 39, page 13)."

In accordance with the NPPF, the Applicant has undertaken a programme of engagement with the local community, to ensure that local people have the opportunity to inform the proposals prior to the submission of a planning application. This programme is also compliant with the National Planning Policy Guidance (NPPG).

Against this background, the objectives of this engagement strategy and programme were as follows:

- To meet the requirements for pre-application consultation on major planning applications set out in the Planning and Compulsory Purchase Act 2004 and supporting guidance, including the Council's SCI and the Localism Act.
- To ensure that the local community and its elected representatives were informed and consulted in respect of the proposed plans.
- To demonstrate how feedback has been incorporated in the revised proposals, and to explain why not, if it has not been.

Effective community involvement should ensure that people:

- Have access to information.
- Can put forward their own ideas and feel confident that there is a process for considering those ideas.
- Can take an active part in development proposals and options.

- Can comment on formal proposals.
- Get feedback and can be informed about progress and outcomes.

The Applicant is committed to fulfilling these principles and engaged SEC Newgate to co- ordinate the public consultation and report back on the results.

MSDC's Statement of Community Involvement.

The MSDC Statement of Community Involvement 2019 set out Six General Principles for Community Engagement:

Principle 1: Be timely. The community should be involved as early as possible in the decision-making process when there is more potential to make a difference. Usually it is best to 'front load' consultation activity and use it to identify potential issues and options. However, consultation can be effectively used to confirm the level of support for particular courses of action too. Reasonable timescales should be given to the distribution of information and for responses to consultation. Potential participants should be given some notice of an impending community involvement exercise that could affect them, wherever possible.

Principle 2: Be inclusive. A key principle of community involvement is that it should be accessible to all those who wish to take part. This may well vary according to the nature of the matter being looked at. Reasonable effort must be made to ensure a representative cross-section of the community is involved including seldom heard groups and groups defined as having protected characteristics under Equalities Legislation. In designing each exercise, the Council will endeavour to understand and accommodate the different ways people want to get involved, including online and via social media, where possible.

Principle 3: Be transparent. The quality of information provided to potential consultees must be clear, honest, accurate and unbiased. All written materials should use plain English and be jargon free. It is also important that the material makes it very clear what can be influenced and changed by the participant's suggestions and comments. Likewise, it needs to explain how and when decisions will be made, following the end of the consultation period.

Principle 4: Be respectful. of each other's views Community involvement exercises will usually uncover a range of views, some of which are in conflict or contradictory. The Council will listen to all the views it receives and seek to balance their relative merits, drawing on other information from the evidence base where that is available. Where the opinion being put forward is not clear it will seek to better understand what is being said. However, it is for all participants in the process to respect the views of other people and encourage a variety of contributions.

Principle 5: Be efficient. The Council will work with other organisations, where possible, to streamline consultation processes. Likewise, it will look to use existing networks to save time and resources, and to reduce duplication and 'consultation fatigue'. Town and Parish Councils can have a particularly important role in this. It is also important to ensure that community involvement exercises are proportionate to the scale and importance of the issue/matter under consideration (there is no 'off the shelf' way of conducting such exercises that can be applied to all matters). This will ensure that the Council's limited resources are spent as wisely as possible.

Principle 6: Be clear about results. It is essential that those who have contributed to a community involvement exercise are informed in a timely way about the results of the consultation and kept informed of further opportunities for being involved. This will often be in summary form, but it must be clear and objective in its presentation. Similarly, the Council will publicise the decision(s) it came to and, where this differs from the results of the consultation, it will explain why. In this way, it will demonstrate how the consultation exercise has affected the decision at hand.

SEC Newgate and Consultation

SEC Newgate is expert at developing specific programmes to ensure that its community consultations contribute positively to the planning process.

SEC Newgate is an accredited member of the Consultation Institute, which helps all those engaged in public or stakeholder consultation to absorb best practice. As a founder member, SEC Newgate also adheres to ethical standards as set out by the Public Relations & Communications Association.

The Consultation

Programme Overview

The Applicant has undertaken a thorough engagement programme, focused around individual meetings with the project team to inform and engage with residents and elected representatives.

The consultation process set out below has encompassed SEC Newgate's Seven Point Plan, used to guide public consultations and ensure that they are carried out in a clear and transparent manner:

Consultation:

Principle	Importance
Notify the public and stakeholders of the consultation programme	Notification must be comprehensive: the community must be made aware of the consultation programme along with a timescale of different activities. It is not desired that an individual or group emerge at the end of the process feeling they have been excluded.
Inform those being consulted about the proposal and the constraints of the site	Having notified people of the consultation process, information is then provided on the background of the proposed development and any constraints which may be influential, for example, planning, geographical, technical and financial.
Consult with the public and Stakeholders and get their views	Members of the public and key stakeholder groups to liaise with the project team and put forward ideas and aspirations for the development. Methods can vary widely from newsletters and websites to exhibitions. Our approach is explained in the later sections of this document.
Measure responses and analyse the results	Having allowed an acceptable timeframe for everyone with an interest to comment, the results are then quantified using both qualitative and quantitative techniques.
Report back to the local community about the views expressed	Feedback is then analysed, and the results publicised within the community and through stakeholder groups to keep consultees informed throughout the process.

Amending the proposals where reasonable and appropriate.

The developer responds to the views of the community and incorporates changes into the scheme where appropriate. It is important to try to include as much input from consultees as possible. This may involve, not only making amendments to the scheme, but also recording how much of the feedback accords with the original thinking about the site.

Publish details of the revised scheme and how the consultation programme has influenced it

At the conclusion of the programme, a full consultation assessment report will be submitted to the Council as part of the planning application. This document will demonstrate how the programme has been implemented, and the resultant implications for the scheme. Records of all feedback will also be made available to the Council and open to public scrutiny.

Engagement

Stakeholder Engagement

Approaches were made to East Grinstead Town Council as the host parish, and Felbridge Parish Council, and Worth Parish Council as the neighbouring parishes to offer briefings on the Applicant's proposals. Of these, East Grinstead Town Council responded and agreed to meet with the Applicant.

A meeting was held with East Grinstead Town Council, during which the proposals were presented and discussed in detail. An approach was also made to the Mid Sussex District Council ward member for East Grinstead Imberhorne, Councillor Rex Whittaker, who attended the Applicant's presentation to East Grinstead Town Council and engaged directly with the project team regarding the proposals. A summary of the discussion is in the table below.

Meeting with East Grinstead Town Council - 12th August 2025

Community Facilities Delivery

- > Questions were raised regarding controls to ensure delivery of community facilities.
- > Confirmation that delivery would align with the S.106 agreement once finalised.

Build-Out Process

- > The Construction Management Plan (CMP) was yet to be agreed.
- > A sequential approach to build-out was proposed.
- > Under the partnership model, the developer would look to commence work early with the Registered Provider (RP).
- > Initial construction would typically focus on smaller units.
- > Show units would be built early in the process.

Sports Facilities

- > Clarification was provided that sports fields and facilities would be delivered in accordance with the S.106 agreement.
- > Delivery would follow completion of site access.
- > A specific date referenced in documentation related to handover to an educational institution, not the start of construction.

Highways

- > Concerns were raised regarding traffic impact on existing residents, particularly relating to narrow bridge crossings.
- > Road safety audits had been undertaken incorporating traffic flows and recommendations to be adopted into the design.

- > Modelling work was being conducted with the highways authority to identify optimal improvements.
- > Additional funding for highway improvements would be secured through the S.106 agreement.
- > Discussion around non-car transport options and cycling infrastructure.

School Site

- > Emphasis placed on ensuring delivery of the school.
- > Developer confirmed awareness of resident views and ongoing discussions with educational stakeholders.
- > Land swap arrangements were intended to enable co-location of schools onto a single site.

Medical Centre

- > Intention confirmed to include space for a medical centre.
- > Delivery would be dependent on reaching agreement with the NHS.

Public Engagement

- > High level of public interest in the development noted.
- > Suggestion made to hold a public engagement event regarding the proposals.

Pre-Application meeting with West Sussex County Council - 10/09/2025

The Applicant has also met with West Sussex County Council education team to discuss the provision of a new primary school. A summary of this meeting is provided below.

Design Requirements

- > Single-storey school preferred.
- > Sports hall to be integrated within the school building, not standalone.
- > All-weather pitch not required.
- > Single vehicle entrance and car park sufficient.
- > Avoid car parks at the end of long drives.

Access and Parking

- > Encourage safe parent parking with shortest-distance drop-off.
- > Consider "home zone" approach and clear road hierarchy.
- > Staff car park access from a separate road to reduce congestion.

Site Considerations

- > Play areas to be positioned away from the watercourse.
- > Topography to be factored into design.
- > Holistic approach needed, including road treatments beyond the school site.

Next Steps

- > Ongoing dialogue to be maintained between developer, local authority, and County Council.
- > School to be included in future discussions.

Online Public Exhibition

Invitations to the consultation were distributed to 2,731 local residents and stakeholders ahead of the event. The online exhibition featured a series of display boards presenting detailed information about the proposals.

For those unable to attend or without internet access, we offered the option to receive printed copies of the consultation materials and feedback forms by post. Communication channels remain open throughout the planning process for any further questions, queries, or comments.

Images of the consultation boards are provided in Appendix 1. A map showing the invitation distribution area is included in Appendix 2. A screenshot of the exhibition website is presented in Appendix 3, and a copy of the invitation is contained in Appendix 4.

In-person Public Exhibition

The Applicant held a public exhibition at East Grinstead Town Council, College Lane, East Grinstead, RH19 3LT, on Tuesday 16th September 2025 from 15:00 to 20:00. The event was attended by 142 people, including the ward member for Imberhorne and representatives of East Grinstead Town Council.

The materials and feedback form were consistent for both the online and in-person exhibitions. A copy of the invitation can be found at Appendix 5.

Board	Information
Introduction – background	Site history, planning status, other relevant background context.
About Vistry	Background information about Vistry.
The site as a whole/the masterplan	A copy of the masterplan demarcating the area with outline consent and the area with full consent
Drainage	Information the site’s drainage strategy.
Design x3	Information about the site layout and design of the homes.
Affordable housing	Details on the affordable housing strategy, the identified need, the different tenures being delivered.
Housing Design	Examples of house types/street scenes.
Sustainability	Details of the sustainability measures being proposed for the site.
Ecology	Details of site ecology strategy.
Site benefits	Information about S106 contributions

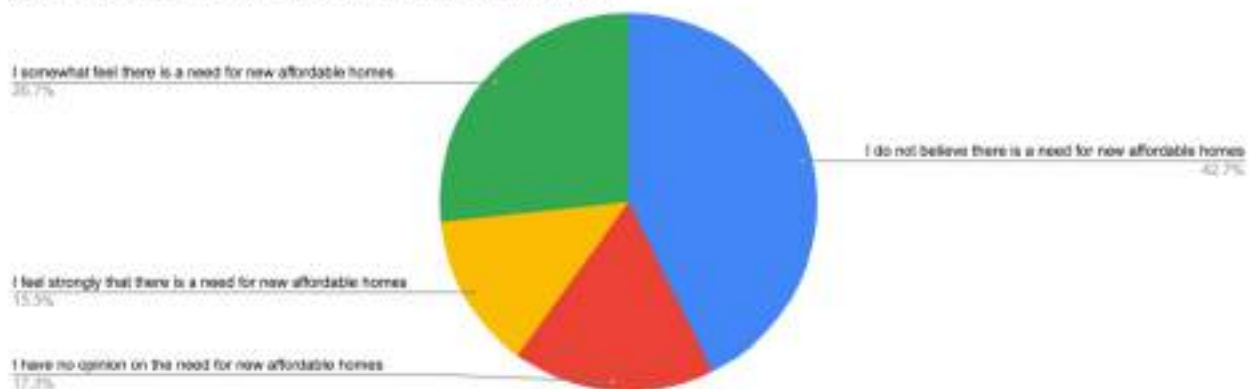
Highways	Information about planned WSCC highways improvements
Central Play Space	Information about the large LEAP in the centre of the site.

Feedback

Both the online and in-person exhibition used the same feedback form. Following the public consultation a total of 77 responses were received.

Question1:

The site has planning permission for 550 homes, including 165 affordable homes. To what extent do you feel East Grinstead needs new, affordable homes?



The chart shows mixed views on the need for affordable housing in East Grinstead:

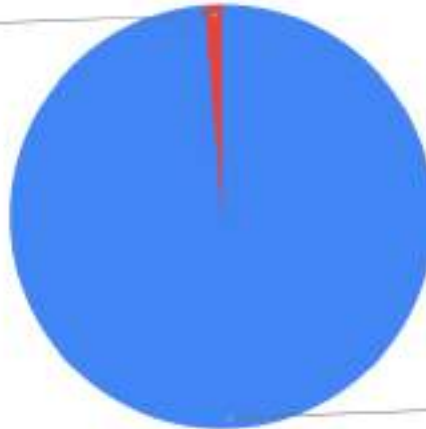
The findings show that opinions are divided, with 42.7% of respondents believing there is no need for new affordable homes—the largest group—while 40% express some level of support (26.7% somewhat agree and 13.3% strongly agree). Additionally, 17.3% have no opinion, indicating a significant portion of respondents are neutral or disengaged on the issue.

Given the widely acknowledged national shortage of affordable housing, the applicant considers that many respondents may have found it difficult to fully engage with the substance of the question.

Question 2:

Are you a resident of East Grinstead?

No
1.3%



Yes
98.7%

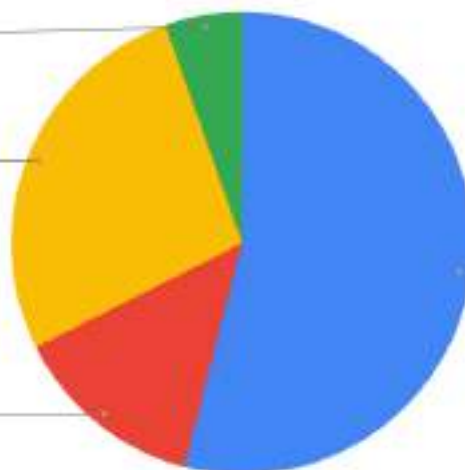
98.7% of respondents were residents of East Grinstead.

How long have you lived in East Grinstead?

5-10 years
5.4%

10-20 years
27.0%

Less than 5 years
13.8%



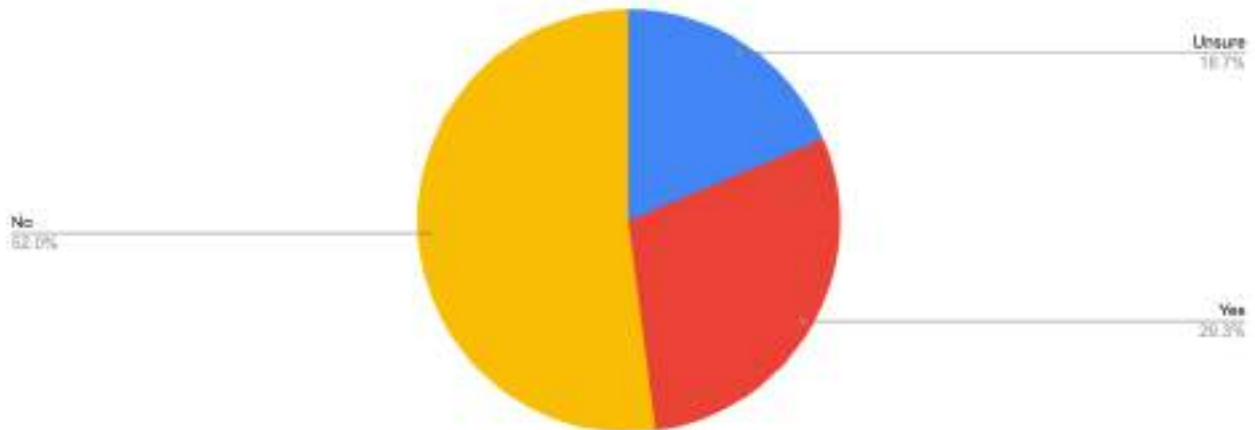
20 + years
54.1%

Over half (54.1%) have lived in East Grinstead for more than 20 years, indicating a strong representation of long-term residents.

13.5% are relatively new (less than 5 years), while only 5.4% fall in the 5-10 year range.

Question 3:

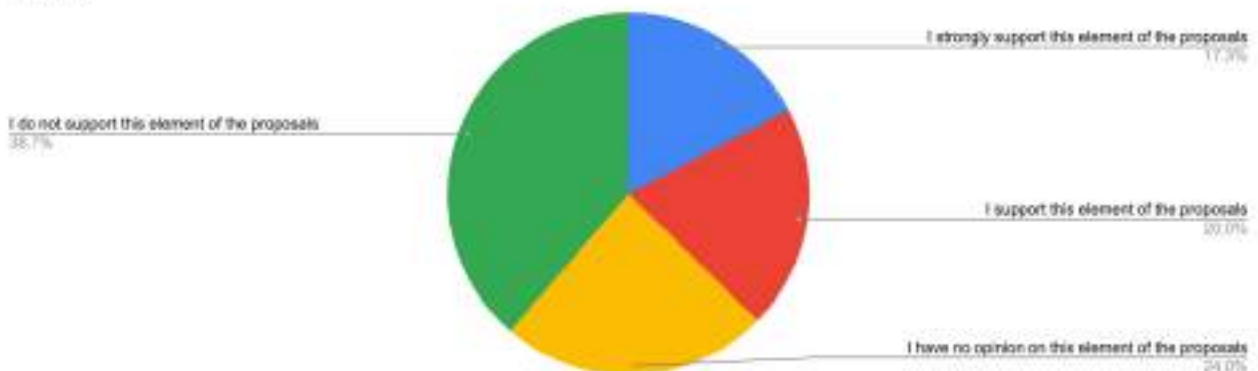
We will be delivering new sports facilities for Imberhome School as part of the development which are also open to the public. Would you, or anyone you know, make use of these facilities?



52% of respondents answered "No", suggesting that a majority will not make use of the proposed new sports facilities.

Question 4:

We will be providing land for a 2 form entry school as part of the proposals, to be delivered by WSCC

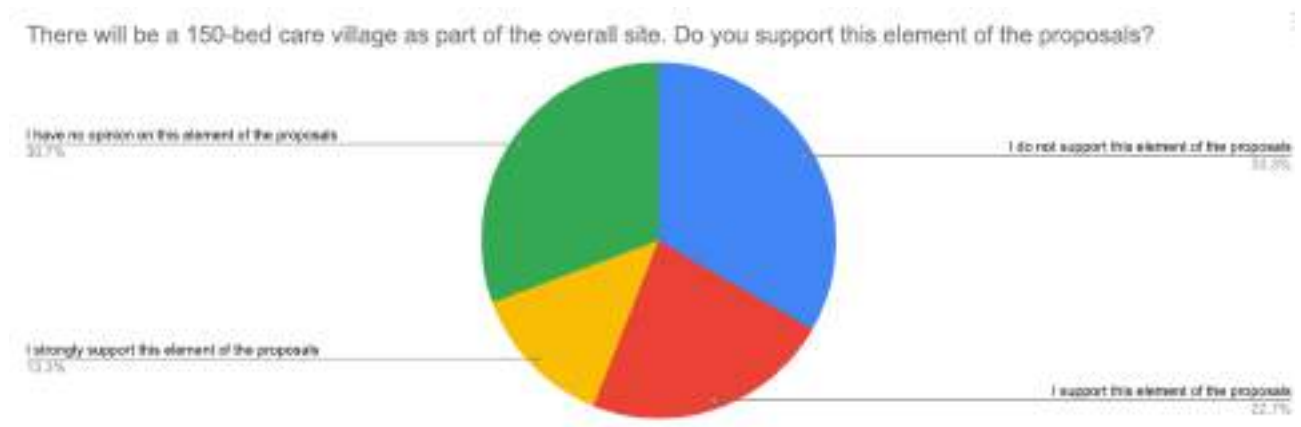


38.7% do not support this element, making opposition the largest single group.

20% support it, and 17.3% strongly support it, meaning combined support stands at 37.3%, slightly less than opposition.

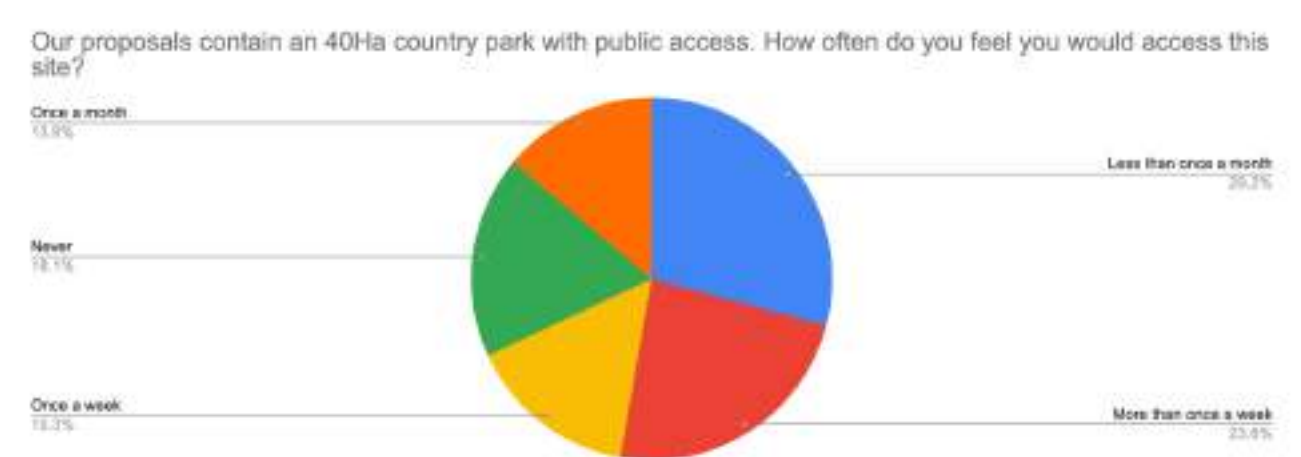
4% have no opinion, which is a significant proportion and suggests uncertainty or disengagement.

Question 5:



The feedback shows mixed views on the proposed 150-bed care village: 33.3% of respondents do not support it, while 36% support it to some degree (including 13.3% who strongly support). A significant proportion (30.7%) have no opinion.

Question 6:



The chart shows how respondents anticipate using the proposed 40-hectare country park:

29.2% expect to visit less than once a month, making this the largest group.

23.6% would use it more than once a week, indicating strong interest among a significant minority.

15.3% plan weekly visits, while 13.9% anticipate monthly visits.

18.1% say they would never use the site, suggesting some residents see limited personal benefit.

Overall, the feedback suggests that while frequent use is expected by nearly 40% of respondents, the largest single group anticipates infrequent visits. This indicates the park may be viewed as a valuable amenity for occasional recreation rather than a daily resource, though a notable segment would use it regularly.

Detailed Feedback

The online feedback forms gave consultees the opportunity to submit additional comments to the project team.

The following topics can summarise the main issues raised during the consultation:

Theme	Approx. Share of feedback	Comment:
Transport, Traffic & Access	45-50%	Feedback focused on concerns about road network capacity, particularly at the A22/A264 "Star" junction, the Felbridge traffic lights, and bottlenecks along London Road and Copthorne Road. Specific issues were also raised regarding Imberhorne Lane, including the narrow single-file bridge, rat running, speeding, and congestion during school peak times. Comments also addressed access points and site layout, highlighting the need for appropriate roundabouts, a phased access plan, adequate parking provision, and consideration of Right of Way impacts, such as those affecting Gullege House.

		Further feedback related to construction traffic, with concerns about the impact of HGV routing, operating hours, and the need for dust and noise mitigation measures. Finally, respondents emphasised the importance of public transport provision, including reliable bus routes, school bus services, and safe active travel links such as footpaths and cycle paths.
Social Infrastructure & Community Services	20-22%	Concern about GP surgeries, dentists, pharmacies, and hospitals which are all currently oversubscribed and under significant pressure. Respondents expressed concern about the ability of existing facilities to accommodate additional demand. Comments also addressed education capacity, with particular emphasis on guarantees for the timely delivery of new primary school places, the adequacy of secondary school capacity, and commitments from West Sussex County Council (WSCC) to ensure that educational infrastructure keeps pace with development.
Utilities & Servicing	12-14%	Feedback highlighted the need for a robust foul drainage strategy, the inclusion of Sustainable Drainage Systems (SuDS), adequate attenuation measures, and clearly defined exceedance routes to manage extreme weather events. Comments also addressed power and gas provision, with concerns about UK Power Networks (UKPN) and SGN capacity, the risk of outages, and the timelines for necessary upgrades to support future development. Finally, respondents emphasised sustainability expectations, including the integration of solar panels, rainwater harvesting systems, and low-carbon design principles to ensure the scheme meets modern environmental standards.

Environment & Open Space	10-12%	A smaller portion of feedback mentioned wildlife and habitat considerations, including the need for flora and fauna relocation, achieving biodiversity net gain, and minimising lighting impacts on nocturnal species. Concerns were also raised about air quality, particularly emissions along the A22 and the importance of effective pollution mitigation measures. Respondents commented on the proposed Country Park/SANG, with some perceiving it as a rebranding of farmland rather than a genuine enhancement. There were calls for legal guarantees to prevent future development within the park, alongside detailed rewilding plans and provisions for parking and inclusive access for all users.
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Response to Feedback

The nature of the Reserved Matters application means that the principle of development, the quantum of housing and the access arrangements have been agreed.

Considering this, the Applicant has sought to identify feedback from the consultation which can influence the final plans for the site.

Set out below is a list of identified issues, which have been raised during the consultation, which the Applicant is considering in further detail:

Issue	Measures/Responses
Protection of wildlife and biodiversity	Habitat retention and enhancement will be prioritised within the Country Park to protect and improve existing ecosystems. A carefully designed lighting strategy will be implemented to minimise any impact on nocturnal species. The application will deliver Biodiversity Net Gain. The proposals include rewilding areas and the use of native planting to strengthen local habitats.
Traffic and congestion (A22/A264, Imberhorne Lane, Felbridge lights)	Highway improvements will be delivered by WSCC at the A22/A264 Star Junction and the Imberhorne Lane junctions to support safe and efficient traffic movement as part of their own independent proposals for East Grinstead. A Construction Traffic Management Plan will ensure that HGVs are routed away from sensitive roads. In addition, there is a S106 commitment to improving bus services and creating safe cycle and footpath links to encourage sustainable travel.
Flood risk and drainage	SuDS basins and additional swales will be provided to improve surface water attenuation. A foul drainage strategy has been agreed with Southern Water to ensure robust wastewater management. The design ensure that there will be no offsite flooding and incorporates exceedance routes for extreme weather events.

Healthcare and school capacity

The Applicant will provide financial contributions in accordance with the site's Section 106 agreement. These contributions will include support for local health services and educational provision, ensuring that the development delivers wider community benefits.

Concern about construction impact.

The Applicant is a member of the Considerate Constructors Scheme and is committed to maintaining high standards throughout the build. We will continue to engage closely with the community, providing regular updates, addressing concerns promptly, and ensuring that works are carried out with minimal disruption to local residents.

Conclusion

In line with local and national guidance, the Applicant has undertaken a programme of consultation to engage with local representatives in respect of proposals for development at Land West of Imberhorne Lane, East Grinstead.

SEC Newgate, on behalf of the Applicant, undertook engagement with the local community prior to the Reserved Matters planning application being submitted. Local stakeholders have had the opportunity to engage with representatives of the project team, as well as direct engagement via email and phone during the formal public consultation process.

The Applicant has demonstrated a willingness and desire to meet and engage with a wide range of stakeholders, and to continue this dialogue post submission, and will make every effort to incorporate comments received from the consultation where possible in the final plans.

Appendices:

Appendix 1 – Exhibition boards

WELCOME
Vistry Homes



Illustrative image

Thank you for attending this exhibition event for the proposed development at Land West of Imberhorne Lane.

Mid Sussex District Council resolved to grant Planning Permission in February 2025 for a Hybrid Planning Application for:

- 1) outline planning permission for a mixed use development comprising up to 550 dwellings (Use Class C3), a care village of up to 150 dwellings (Use Class 2), land for a 2 form entry primary school (including early years provision and special needs education provision), mixed use neighbourhood centre, allotments, landscaping and sustainable urban drainage.
- 2) full planning permission for playing fields, new sports pavilion, and running track associated with Imberhorne Secondary School, a Suitable Alternative Natural Greenspace (SANG) with associated car park, access from Imberhorne Lane, internal road to the SANG, pedestrian/cycle link from Imberhorne Lane and associated landscaping and infrastructure.

Vistry Homes will shortly be submitting a Reserved Matters Application for 550 (C3) dwellings.

Today's exhibition gives you the opportunity to view the draft plans, including layout, design, and community benefits, and to share your thoughts with the project team.



Date	Event
September 2015	Submit Reserved Matters planning application
March 2020	Approved date of determination by MSDC
September 2020	Housing construction begins
March 2027	Country Park opens
April 2027	First housing occupation
2028	Sports ground delivery at Imberhorne School
2032	Final housing

DRAINAGE

Vistry Homes

The bulk parts of the site are all within Flood Zone 1, which is the lowest level of flood risk (less than 0.1% chance of flooding each year).

A small area in the far west of the site, which will remain as woodland, lies in Flood Zones 2 and 3 (medium and high risk). No buildings are proposed in these areas.

The development is set well away from river floodplains and has been designed to remain safe even when considering future climate change.

Sustainable Drainage Systems (SuDS), including swales, basins and filter drains will slow and control the flow of water and will discharge into existing ditches at greenfield (natural) runoff rates.

Wastewater from homes and buildings will be collected in a piped drainage system, pumped across the site and then discharged into the existing Southern Water sewer network beneath Imberhorne Lane.

Drainage Ponds

Drainage ponds are a way of managing rainwater to reduce flooding and protect local rivers and streams.

When it rains, water from roads, roofs, and driveways can carry dirt, oil, and other pollutants. Instead of this water going straight into drains and flooding the system, drainage ponds collect it before the water slowly soaks into the ground or flows into local waterways.



Swales

A drainage swale is a shallow, gently sloped channel designed to manage rainwater in a natural and sustainable way. Often planted with grass or other vegetation.

When it rains, water that runs off hard surfaces like pavements and rooftops flows into the swale. The shape and vegetation of the swale help slow down the water, reducing the risk of flooding.



DESIGN

The design of our homes is informed by the architectural character already present around the site. The areas we have looked at can be seen in the diagram to the right.

1. Building types

A variety of building forms are found, with examples of semi-detached and detached dwellings.



2. Building Heights

There is a mixture of roof heights across the site, predominantly from one-and-a-half and two-storey houses. Building heights range from 1 to 2.5 storeys.



3. Materials & Detail

There are a number of materials used in the existing dwellings, with brick being the most common. A range of other materials appear across the site, which creates a mix of building styles. The materials used in the proposed dwellings are a mix of red, brown and grey bricks, creating a generally cohesive, with a mix of textures and patterns. The design is intended to be a mix of building styles.



1. Principle Route



2. Eastern Quarter



3. Green Edge



A. Core Area



5. Western Quarter

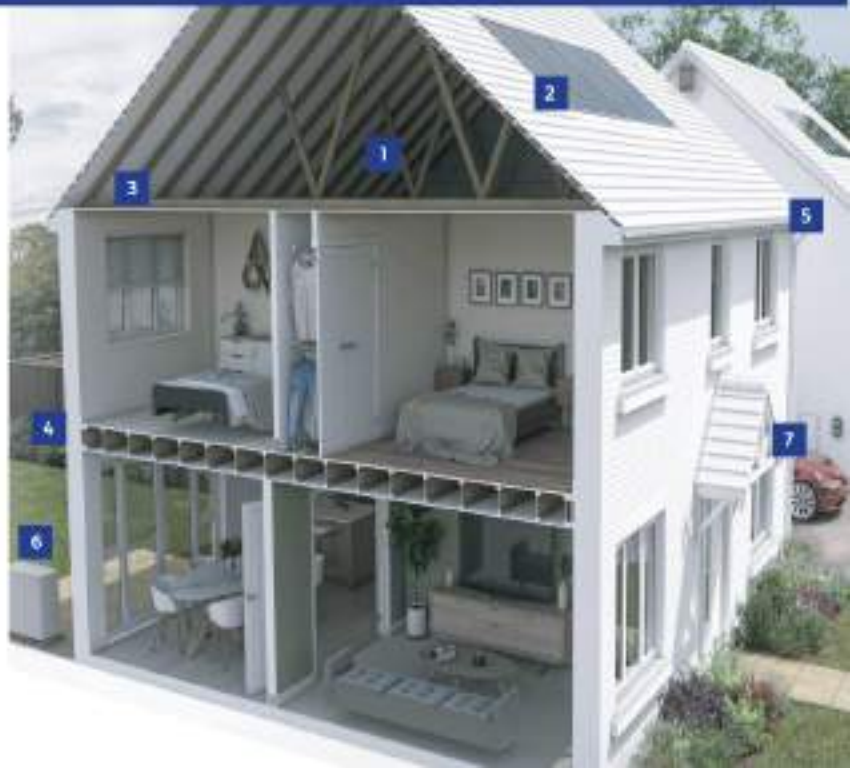


SUSTAINABILITY

Vistry Homes

Vistry Homes has prioritised the energy efficiency of its homes right from the beginning, at the start of the design and development process.

- 1 SOLAR HOT WATER UNIT**
Solar Hot Water units on roofs could provide a proportion of a home's hot water requirement.
- 2 PHOTO-VOLTAIC ARRAYS (SOLAR PANELS/TILES)**
PV panels located on pitched roofs could provide electricity which supplements low energy design.
- 3 MATERIALS**
Materials will be sourced locally, where practical, and preference given to those which rate highly on the Green Guide to Specification, which assesses their potential ecological impact.
- 4 ECOLOGY**
A variety of planting throughout the scheme will enhance the existing ecology of the site, with 20% BNG delivered on-site.
- 5 DRAINAGE**
Rainwater from roofs travels via downpipes to water butts located outside houses. Any overflow would be absorbed by permeable surface materials ensuring a controlled flow of water.
- 6 AIR SOURCE HEAT PUMPS**
These continue to evolve with smaller and smaller components.
- 7 ELECTRIC VEHICLE CHARGING POINTS**
These are to be provided on relevant dwellings in line with building regulations, also all cycle shoes will benefit from e-bike charging points.



ECOLOGY

Vistry Homes

To ensure the site's natural value is properly understood, a range of ecological surveys were carried out between 2016 and 2021. These looked closely at the land within and around the site. Further such surveys will be undertaken as this planning application progresses.

Targeted surveys were carried out for a variety of protected species, including bats, badgers, great crested newts, reptiles, breeding birds, and dormice:



Dormice were not found during the surveys, and are unlikely to be present, although some nearby woodland could be suitable for them.



Bats were observed along the edges of woodland and were listed as a species of concern.



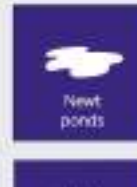
Small numbers of common reptiles were recorded in deciduous areas within the site.



Reptile refuge



Country park orchard



Newt ponds



Bee hive / dormouse house



Bee hives



Dedicated habitat area



Native Wildflower Meadows



Log piles



Great crested newts were found in nearby ponds, including those in the current woodland and bogland.



Badgers, a protected mammal, were seen in the larger wooded areas.



Badgers were found in the water drainage.

Before any construction begins, specialist ecologists carefully survey the site for protected species such as reptiles, amphibians, or small mammals. Where necessary, a programme of trapping and ecological translocation is carried out.

This means animals are safely captured and moved to suitable nearby habitats that have been prepared in advance. The process is strictly licensed and follows best practice guidelines to ensure the welfare of the species.

AFFORDABLE HOMES

Vistry Homes

Housing costs, particularly in the South East, are a significant challenge, with high demand making it harder than ever to find an affordable home. Even if you already own a home, you may have children, grandchildren or other relatives who are struggling to take their first step onto the property ladder.

The proposed development at Land West of Imberhorne Lane will help address this need by delivering a mix of new homes. This includes 165 affordable homes, alongside market housing that will provide opportunities for people to upsize, downsize, or stay within their local community.

WHAT IS AFFORDABLE HOUSING?

Affordable housing is for those with incomes at or below the median, priced at least 20 percent below market value. It is delivered by an affordable housing partner through schemes such as shared ownership, where buyers purchase part of a home and pay rent on the rest; social rent, which is set well below market rates and managed by councils or housing associations; and affordable rent, set at up to 80 percent of market rates.



LANDSCAPING

Vistry Homes

Our proposals aim to create a welcoming, accessible, and sustainable environment for everyone who lives in or visits the area. At the centre of the site will be a large public green space, forming part of a wider north-south green corridor. This area will include a play space designed for children of all ages and abilities, with additional play areas to the north and west. These spaces will offer a variety of opportunities for play, relaxation, and community activity. To the northwest, we're proposing a new allotment area where residents can grow their own food, meet neighbours, and enjoy time outdoors. This space will also help blend the site into the surrounding natural landscape.



- 1 Allotments
- 2 Orchard
- 3 Central Play Space (B&AP, COP & LAR)
- 4 Play Area
- 5 Play Area
- 6 On-Site Pond
- 7 Wilding hedgerow
- 8 Footpath Network
- 9 Connection to Highways
- 10 Connection to Country Park
- 11 Access to grassland
- 12 Informal public open space
- 13 Potential connection to Inshore Lane

CENTRAL PLAY SPACE

Vistry Homes

This Reserved Matters planning application includes a number of children's play areas, as shown on the previous board.

The main play space is located at the heart of the development (see item 3 on the previous board), providing a safe and accessible place for families to enjoy.

This central area will feature:

- Slides and seesaws
- A jungle gym for climbing and imaginative play
- Football and basketball courts for older children and teenagers

These spaces are designed to encourage active lifestyles, outdoor play, for children of all ages.



HIGHWAYS

Vistry Homes

WSCC has designed two highway improvements to help address concerns about the capacity of the local road network. As part of the planning process, detailed traffic modelling has been carried out, both by the Mid Sussex Transport Study and as part of this development's outline application.

This modelling takes into account traffic from surrounding developments and shows that the proposed improvements will not only manage the additional traffic but actually improve overall traffic flow compared to current conditions.



To help ease congestion and improve traffic flow, WSCC is proposing an upgrade to the northbound approach to the A22/A204 junction. The plan involves extending the existing left-turn lane by around 100 metres, so it begins shortly after the junction with Farm Lane rather than Standen Close. This will create a longer two-lane section, allowing more vehicles to queue and move through the junction more efficiently.

Upgrade works to the A22/A204 Star junction are currently scheduled to begin this year. These improvements are part of a wider plan to support growth in the area and improve traffic flow along the A22 corridor.

WIDER SITE BENEFITS

Vistry Homes

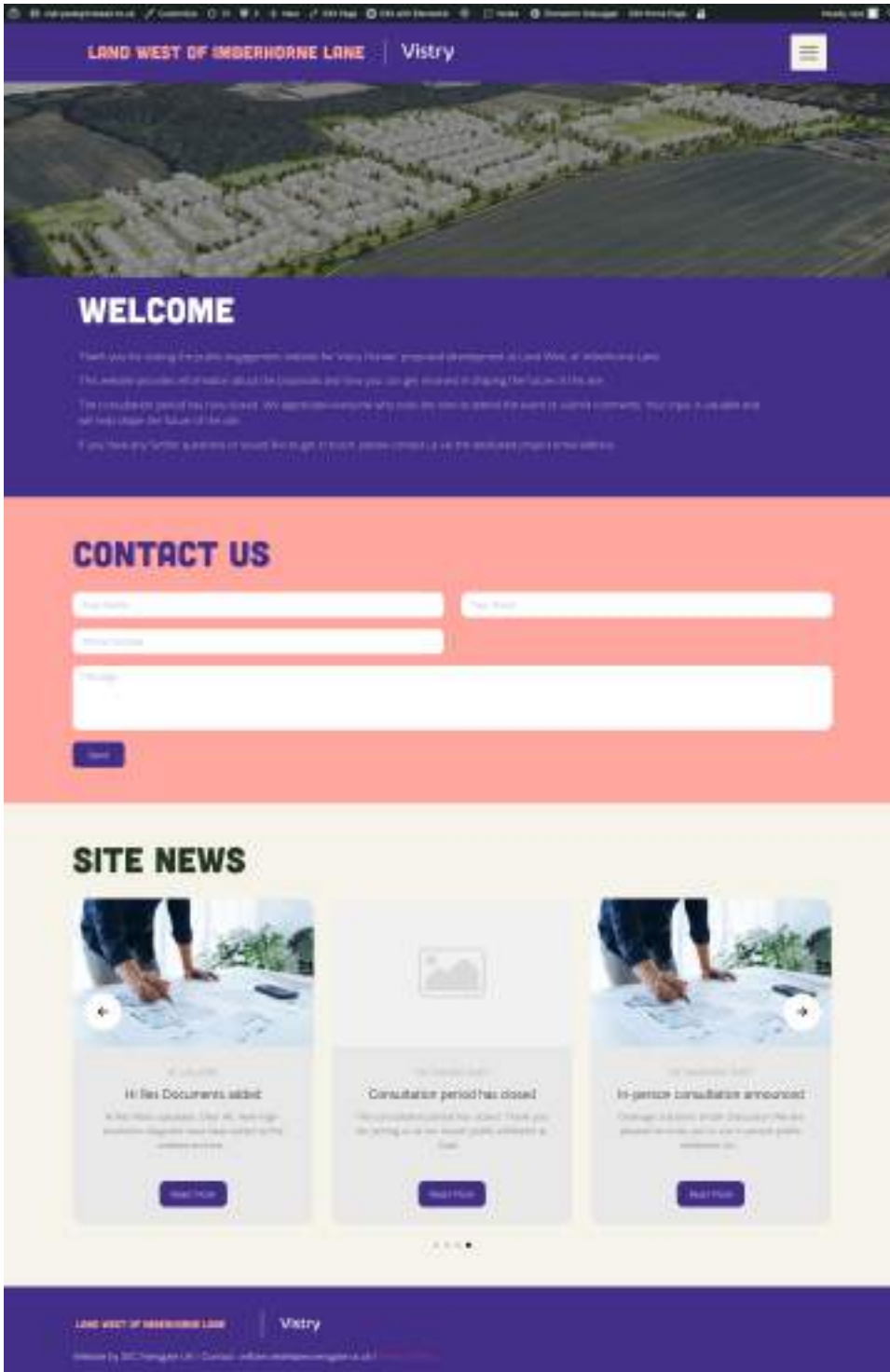
As part of our commitment to delivering positive outcomes for the local area, this development will contribute financially to support a wide range of community improvements. S106 agreements are made between local authorities and developers to mitigate the impacts of a development. Contributions include financial contributions or commitments such as affordable housing and improving local amenities. The draft S106 agreement for Land West of Imberhorne Lane includes developer contributions and other improvements set out in previous planning applications.



Appendix 2 - Consultation Area



Appendix 3 - Project Website, Homepage



Appendix 4 – Online exhibition invite.

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1

15/07/2025

09:05

final_Vistry_release_invite.pdf

2

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PUBLIC CONSULTATION INVITATION

Vistry Homes

OUR PROPOSALS AT A GLANCE

We understand that new homes can create additional pressure on infrastructure. In addition to the below we can guarantee the funding of infrastructure to help mitigate the impact of the development.



550 NEW HOMES



LAND FOR 2 FORM PRIMARY SCHOOL



ALLOTMENTS



SPORTS PAVILION & RUNNING TRACK



150 BED CARE VILLAGE



COUNTRY PARK



COMMUNITY SPACE

HOW TO TAKE PART:

We would like as many people as possible to take part in our consultation using the information below. If you have any questions, please do not hesitate to contact us using the details below.



EMAIL: CONTACT@VISTRYEASTGRINSTEAD.CO.UK



PHONE: 020 4599 7991 (FREEPHONE)



WWW.VISTRYEASTGRINSTEAD.CO.UK



WEBSITE

secnewgate.co.uk

Appendix 5 – In person exhibition invite

Vistry Homes

PUBLIC EXHIBITION: LAND WEST OF IMBERHORNE LANE



We are pleased to invite you to our in person public exhibition on Tuesday September 16th at East Grinstead Town Hall, where we will be presenting our updated reserved matters planning application for 550 new homes. The site will deliver land for a 2 form primary school, 40 Ha country park and 150 bed care village at Land West of Imberhorne Lane, East Grinstead.

Following our public consultation in July 2025, we received a wide range of valuable feedback from the local community.

We have updated our proposals for Land West of Imberhorne Lane, East Grinstead and will be presenting further information regarding the design and layout of the homes.

We would now like to share these revised plans with you at an in-person exhibition, where members of the project team will be available to answer your questions and discuss the proposals in more detail.

Vistry Homes

vistryeastgrinstead.co.uk



HOW TO ATTEND:

WHERE: East Grinstead Town Hall East Court, College Ln, East Grinstead RH19 3LT

WHEN: Tuesday September 16th, from 15:00 to 20:00

Our exhibition will be on Tuesday September 16th, from 15:00 to 20:00 at East Grinstead Town Hall East Court, College Ln, East Grinstead RH19 3LT

To help the event run smoothly and ensure project team members are available to answer questions, the schedule has been organised into 1-hour timeslots.

To sign up to attend please visit, please visit www.vistryeastgrinstead.co.uk or call us on 020 4599 799.

Vistry Homes

vistryeastgrinstead.co.uk



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